

COPY



PLANNING DEPARTMENT

**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext 1120 • FAX (508) 839-4602  
planningdept@grafton-ma.gov  
www.grafton-ma.gov

RECEIVED TOWN CLERK  
GRAFTON, MA  
2019 NOV 15 PM 3:19

*Handwritten initials*

**APPLICATION FOR SITE PLAN APPROVAL**

Application No. SPA-2019-2

APPLICANT NAME: Rob Johnson & Karen Johnson

STREET 332 Oxford Street North CITY/TOWN Auburn

STATE MA ZIP 01501 TELEPHONE 508 340 1758 774 420 6366

PROPERTY OWNER NAME: Baystate Investment Fund, LLC

STREET 1 Kelley Square CITY/TOWN Worcester

STATE MA ZIP 01610 TELEPHONE 508 502 7459

Deed recorded in the Worcester District Registry of Deeds Book 59720 Page 309

CONTACT PERSON'S NAME: Edward Murphy

TELEPHONE 508 502 7459

**SITE INFORMATION:**

STREET AND NUMBER 155 Main Street

ZONING DISTRICT RB ASSESSOR'S MAP 113 LOT #(S) 73

LOT SIZE .37 A FRONTAGE \_\_\_\_\_

CURRENT USE Retail

**PLAN INFORMATION:**

PLAN TITLE none applicable

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PREPARED BY \_\_\_\_\_

DATE PREPARED \_\_\_\_\_ REVISION DATE NOV 14 2019

Describe proposed changes / additions: \_\_\_\_\_

PLANNING BOARD  
GRAFTON, MA

**TO THE GRAFTON PLANNING BOARD:**

The undersigned, being the APPLICANT named above, hereby applies for approval of the above entitled SITE PLAN by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Zoning By-Law of the Town of Grafton.

Applicant's Signature [Signature] Date: 11-1-19

Property Owner's Signature (if not Applicant) [Signature] Date: 11-14-19

EXHIBIT 1a.

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TREASURER / COLLECTOR

PLANNING BOARD  
GRAFTON, MA

## Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing." with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	_____	<u>NO</u>
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: \_\_\_\_\_

<u>Rob Johnson &amp; Karen Johnson</u>	<u>Baystate Investment Fund LLC</u>
Petitioner Name	Property Owner / Company Name
<u>332 Oxford Street North</u>	<u>155 Main Street</u>
Petitioner Address	Property Address
<u>Auburn MA 01501</u>	<u>Grafton, MA</u>
City, State, Zip	City, State, Zip
<u>508 340 1758 / 774 430 6364</u>	
Phone	

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise	✓		
Disposal	✓		
General Billing			✓

Christine Atchue [Signature] 11/1/19  
 Treasurer / Collector Name (please print) Treasurer / Collector Signature Date

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Town	State	ZIP	Book	Page
113.0-0000-0060.0	162 MAIN STREET	BRIDGE WILLIAM D III	GILSON RENEE	274 POND STREET	HOPKINTON	MA	01748	47352	233
113.0-0000-0061.0	160 MAIN STREET	CALICCHIO ROSEMARY K	CALICCHIO KATHRY	160 MAIN STREET	S GRAFTON	MA	01560	50600	229
113.0-0000-0062.0	158 MAIN STREET	WAGNER SCOTT R		158 MAIN STREET	S GRAFTON	MA	01560	56992	24
113.0-0000-0063.0	156 MAIN STREET	BAY STATE INVESTMENT FU		1 KELLEY SQUARE	WORCESTER	MA	01610	59916	127
113.0-0000-0064.0	188 PLEASANT STREET	MURPHY JR EDWARD J		1 KELLEY SQUARE	WORCESTER	MA	01610	59916	123
113.0-0000-0065.0	186 PLEASANT STREET	WENC MITCHELL W & SUSAI	WENC LIVING TRUS	186 PLEASANT STREET	S GRAFTON	MA	01560	43779	327
113.0-0000-0071.0	185 PLEASANT STREET	MATHIEU ROGER I & DENISE	VERA HOMER & MA	2730 PROVIDENCE ROAD	NORTHBRIDGE	MA	01534	57185	56
113.0-0000-0072.0	189 PLEASANT STREET	BAYSTATE INVESTMENT FUI		ONE KELLEY SQUARE	WORCESTER	MA	01610	56029	317
113.0-0000-0073.0	155 MAIN STREET	MURPHY JR EDWARD J		1 KELLEY SQUARE	WORCESTER	MA	01610	59720	309
113.0-0000-0073.A	2 LELAND HILL ROAD SIDE	FALCUCCI DANIELLE M	FALCUCCI DAVID R	2 SIDE LELAND HILL RO	S GRAFTON	MA	01560	58849	189
113.0-0000-0075.0	161 MAIN STREET	ST JEAN RICHARD E	ST JEAN LESLIE A	5 SIBLEY ST	GRAFTON	MA	01519	51071	221
113.0-0000-0076.0	163 MAIN STREET	HUDSON ANITA F LIFE ESTA	ARNING SANDRA E	163 MAIN STREET	S GRAFTON	MA	01560	52406	151
113.0-0000-0080.0	7 MESSIER STREET	GENTILE RYAN		7 MESSIER STREET	S GRAFTON	MA	01560	54774	269
113.0-0000-0086.0	6 LELAND HILL ROAD	RIMKUS CLAIRE L		6 LELAND HILL ROAD	S GRAFTON	MA	01560	57343	356
113.0-0000-0087.0	4 LELAND HILL ROAD	CUDDY BROOKE J		4 LELAND HILL ROAD	S GRAFTON	MA	01560	55570	196
113.0-0000-0088.0	2 LELAND HILL ROAD	VINCENT LUCILLE M		2 LELAND HILL ROAD	S GRAFTON	MA	01560	12261	129
113.0-0000-0089.0	3 LELAND HILL ROAD	MASIELLO DOMINIC A LIFE E	MASIELLO STEVEN J	3 LELAND HILL ROAD	S GRAFTON	MA	01536	53334	27
113.0-0000-0090.0	149 MAIN STREET	ERNENWEIN MONIKA		111 GEORGE HILL ROAD	GRAFTON	MA	01519	54882	384
113.0-0000-0091.0	147 MAIN STREET	FORKEY JAMES M		147 MAIN STREET	S GRAFTON	MA	01560	52269	277
113.0-0000-0092.0	143 MAIN STREET	HARRINGTON JR. JOHN C TI	143 MAIN STREET S	186 OLD WESTBORO ROA	N GRAFTON	MA	01536	37860	100
113.0-0000-0092.A	145 MAIN STREET	DONLEVY JOHN P III	DONLEVY MARY	145 MAIN STREET	S GRAFTON	MA	01560	52827	12
113.0-0000-0102.0	7 LELAND HILL ROAD	WORDEN MARY ALICE TRUS	MA WORDEN ROVO	7 LELAND HILL ROAD	S GRAFTON	MA	01560	57727	107
113.0-0101-0074.0	157 MAIN STREET	HILL CHRISTOPHER	HILL ALISSA A	157A MAIN STREET	S GRAFTON	MA	01560	46575	96
113.0-0101-0163.0	2 GOLDENROD COURT	GOSSELIN KERRI B & LORI E	RICHARD O GOSSEL	61 COUNTRYSIDE ROAD	N GRAFTON	MA	01536	56885	320
113.0-0102-0074.0	157 1/2 MAIN STREET #1/2	BREIDEGAM BRIAN K J	PHILLIPS JODI L	157B MAIN STREET	S GRAFTON	MA	01560	38333	302
113.0-0102-0163.0	4 GOLDENROD COURT	MELLOR ROBIN M		4 GOLDENROD COURT	S GRAFTON	MA	01560	52895	41
113.0-0103-0163.0	6 GOLDENROD COURT	GEORGE STEPHEN M		6 GOLDENROD COURT	S GRAFTON	MA	01560	57232	264
113.0-0104-0163.0	8 GOLDENROD COURT	MARKS SHERWIN & MARSH	MARKS MARKS & M	6 FOOHILL ROAD	FRAMINGHAM	MA	01701-5502	29297	387
113.0-0105-0163.0	10 GOLDENROD COURT	DUBE ROBERT G SR	DUBE MARIE A	10 GOLDENROD COURT	S GRAFTON	MA	01560	43987	285
113.0-0206-0163.0	1 GOLDENROD COURT	GLASS LINDSEY H		1 GOLDENROD COURT	S GRAFTON	MA	01560	55815	262
113.0-0207-0163.0	3 GOLDENROD COURT	BURKE HANNAH R		3 GOLDENROD COURT	S GRAFTON	MA	01560	56478	143
113.0-0208-0163.0	5 GOLDENROD COURT	CAHILL JAMES E		5 GOLDENROD COURT	S GRAFTON	MA	01560	35367	281
113.0-0209-0163.0	7 GOLDENROD COURT	WHELAN DEBRA E	WHELAN MICHAEL	7 GOLDENROD COURT	S GRAFTON	MA	01560	39567	70
113.0-0210-0163.0	9 GOLDENROD COURT	SHIH FU-SHENG		9 GOLDENROD COURT	S GRAFTON	MA	01560	54567	259

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EXHIBIT 1c.

PLANNING BOARD  
GRAFTON, MA

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Karen Johnson  
Robert Johnson  
332 Oxford St N  
Auburn, MA 01501  
508-340-1758  
774-420-6366

EXHIBIT 1d.

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PLANNING BOARD  
GRAFTON, MA

Crossroads Nutrition  
155 Main Street  
Grafton, MA 01560

Hours: Monday - Friday 7:00AM - 3:00PM  
Saturday - Sunday 8:00AM - 1:00PM

Products Used:

- Assorted flavors of meal replacement powder, mixed with protein powder
- An assortment of powdered pudding
- Frozen fruit
- Protein bars
- Powdered tea
- Liquid aloe
- Stevia

These products are mixed in a blender with ice and water.

Employee not including myself switching off  
my husband Robert Johnson's business has a  
dumpster on site that we will be using

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**PLANNING BOARD**  
GRAFTON, MA

PLANNING BOARD

## WAIVER REQUEST FORM

Please select the waivers you are requesting, followed by a brief explanation as to why the waiver is needed:

### Site Plan Requirements (Section 1.3.3.3.d.)

☒ A Site Plan prepared by a professional architect or registered professional engineer, at a scale of one inch equals forty feet (1" = 40'), or at such other scale as may be necessary to show all detail clearly and accurately. Sheet sizes shall not exceed twenty-four inches by thirty-six inches (24" x 36"), and shall not be less than eleven inches by seventeen inches (11" x 17"). If multiple sheets are used they shall be accompanied by an index sheet showing the entire parcel at an appropriate scale.

### No Changes to the Site

☐ (1.) Name and address of the person(s) submitting the application:

[Click here to enter text.](#)

☐ (2.) Name and address of the owner(s) of the subject property(ies), if different:

[Click here to enter text.](#)

☐ (3.) Present use(s) of the land and description and use(s) of existing building(s) thereon, if any:

[Click here to enter text.](#)

☐ (4.) Proposed use(s) of the land:

[Click here to enter text.](#)

☐ (5.) Proposed use(s) of existing buildings, if any:

[Click here to enter text.](#)

☐ (6.) Description and proposed use(s) of the proposed building(s), if any:

[Click here to enter text.](#)

☐ (7.) Zoning District(s) in which the parcel is located, including floodplain, if applicable:

[Click here to enter text.](#)

☒ (8.) Locus Map (scale of 1"=1,000') and north arrow:

### No Changes to the site

☒ (9.) Title Block containing: name of the project; applicant; property owner; property address and Assessor's Map/Lot number; date (with revisions); name, address and phone number, and the signature and seal of the professional architect or engineer preparing the plan;

### No Changes to the Site

☒ (10.) Wetlands, Ponds, Streams, or other water bodies, including all applicable buffer zones;

### No Changes to the Site

☐ (11.) Ownership of all abutting land and approximate location of buildings, driveways, and parking areas thereon within a maximum distance of two hundred feet (200') of the property lines:

[Click here to enter text.](#)

☒ (12.) Existing and proposed topography at two-foot (2') elevation intervals:

### No Changes to the site

☒ (13.) All property lines of the subject property, and all setbacks of buildings and parking areas from said lines, and existing and proposed easements, if any:

### No Changes to the site

☒ (14.) Extent and type of all existing and proposed surfaces (pervious and impervious) on the property, including specific materials:



No changes to the site

☒ (15.) Lot coverage calculations showing percentage of buildings, percentage of pavement, and percentage of open space/ landscaped areas;

No changes to the site

☐ (16.) Parking calculations for proposed use(s), including all existing use(s) that will continue to exist on the property, if applicable;

Click here to enter text.

☒ (17.) Calculations of the volume of earth material to be removed or filled on the property, and delineation of the location(s) of such activity;

No changes to the site

☒ (18.) Driveways and driveway openings/entrances;

No Changes to the site

☐ (19.) Parking and loading spaces;

Click here to enter text.

☒ (20.) Service areas and all facilities for screening;

No Changes to the site

☒ (21.) Landscaping;

No Changes to the site

☒ (22.) Lighting;

No changes to the site

☒ (23.) Proposed signs (business, traffic, etc.);

N/A

☐ (24.) Sewage, refuse and other waste disposal;

☒ (25.) Stormwater management facilities (drainage);

No Changes to the site

☐ (26.) All structures and buildings associated with the proposed and existing use(s) on the property;

Click here to enter text.

☐ (27.) Exterior storage areas and fences;

☒ (28.) Utilities and their exterior appurtenances (e.g., fire connections);

No Changes to the site

☒ (29.) Provisions for dust and erosion control;

No Changes to the Site

☒ (30.) Any existing vegetation;

No Changes to the Site

☒ Stormwater Management Hydrological Study (Section 1.3.3.3.e.)

A stormwater management hydrological study prepared in accordance with the *Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts* (Sections 3.3.3.19 and 4.7.8).

No Changes to the Site

☒ Earthwork Calculations (Section 1.3.3.3f.)

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PLANNING BOARD  
GRAFTON, MA

A report, if applicable, showing calculations of the volume of earth material to be removed from or delivered to the site, including a description of such removal or fill activity. Depending upon the volume of material to be removed or filled, the Planning Board may require the Applicant to submit additional information (if not submitted in the report) regarding, but not limited to, the following: the hours of fill/removal activity; proposed route(s) of transporting materials to and from the site; and measures for dust and erosion control (both on- and off-site) for the proposed activity.

No changes to the site

**☒ Written statements from the following:**

Click here to enter text.

**☒ (1.) The engineer and/or architect preparing the plans indicating that the building(s) and site have been designed to comply with the performance standards set forth in Section 4.2 of the Zoning By-Law.**

**Existing Building**

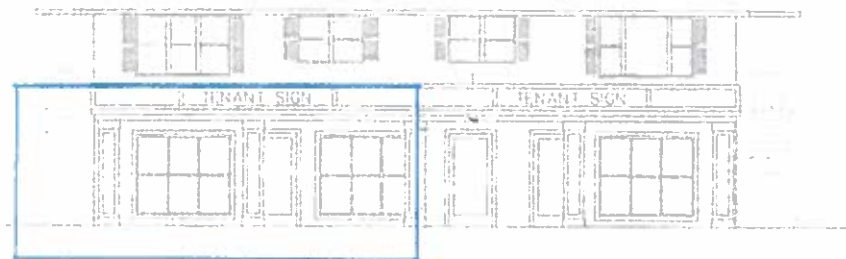
**☐ (2.) The applicant(s) and owner(s) of the property indicating that the building(s) and site will be maintained, and the activities on the site will be conducted in accordance with the performance standards set forth in Section 4.1 of the Zoning By-Law.**

Click here to enter text.

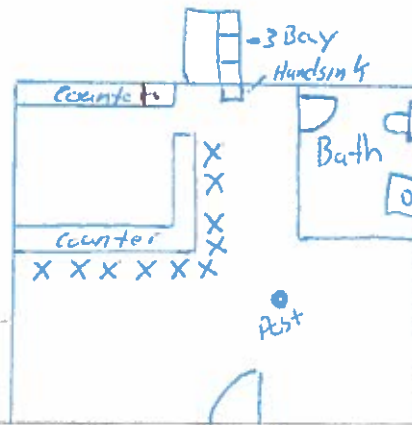
**☒ Traffic Study (Section 8.2)**

A traffic study shall be submitted with each application for a subdivision of greater than 20 units, special permit or special permit with site plan review, or where required by the Planning Board, unless otherwise waived by a four-fifths (4/5) vote of the SPGA.

N/A



PROPOSED NEW ST. ELEVATION  
SCALE: 1/8" = 1'-0"



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**GREGORY J. O'CONNOR ASSOCIATES, INC.**  
ARCHITECTS  
211 Main Street • Grafton, MA 01935 • Tel: 508.881.1111



NO.	REVISION
1	
2	
3	
4	
5	

155 MAIN ST.  
GRAFTON, MASSACHUSETTS  
PROPOSED MAIN ST. ELEVATION

DATE	8/14/18
JOB NO.	19-1234
SHEET NUMBER	A4.1

**COPY EXHIBIT 1f.**

**PLANNING BOARD  
GRAFTON, MA**





2  
for  
Tenant

1  
2  
for  
Tenant



2D

COPY

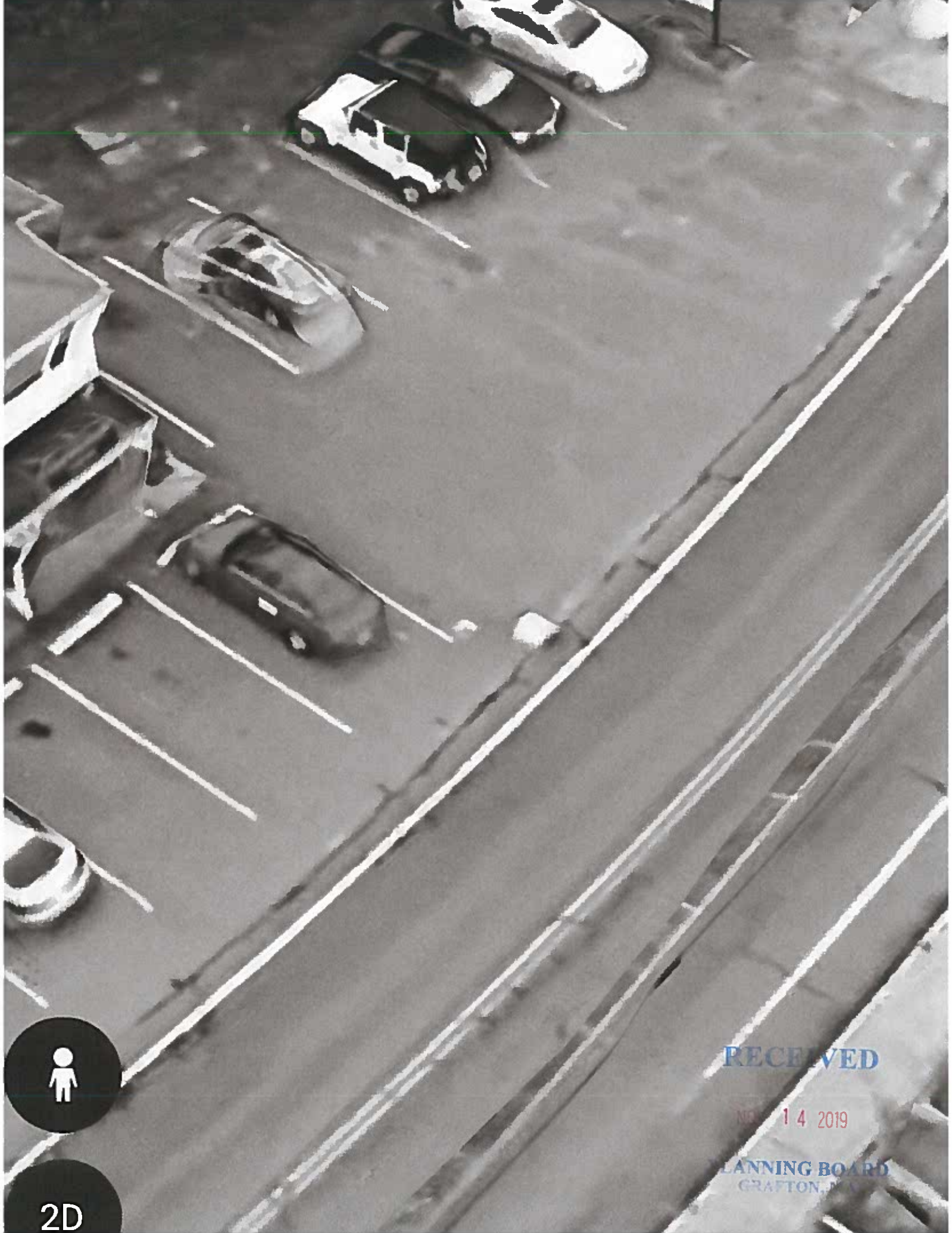
EXHIBIT 1g.

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